

used more profitably as a general business area related to the central commercial area.

There are two industries located in the one mile fringe area. Alliene Furniture Company: Biscoe Bed Division is located on a five-acre site a little south of the town limits on U. S. Highway 220. Fifty-two people are employed at present. The plant is capable of expanding operations and employing about 30 additional people within the present structure. Some off-street parking is provided, but additional space and improvements are needed. This plant is located in the strip development of badly mixed land uses along U. S. 220 South, and contributes to the resulting traffic congestion and hazards.

The other industry in the fringe area is Foundry Services, Inc. It is located on N. C. Highway 24-27 East, just outside the town limits, and employs 65 people. Some of the recent residential development is moving in that direction. About a half dozen houses are located nearby. Therefore, even though there is room for expansion and off-street parking, great care needs to be taken to see that adequate buffers are provided between this industry and the surrounding residential areas.

According to the General Soil Map (see page 4) little if any of the vacant land remaining in the town is suitable for industrial development. Only a few spots in the one mile fringe area are suitable. The planning board should try to locate several potential sites with the possibility of protecting them through proper zoning. The availability of transportation and utilities is a significant factor in attracting industry to an area.

Some of the worst land use neighbors in Biscoe and the one mile fringe area are a junk yard along Hyde Street in the southeast section of town, the two existing sewage treatment plants, one on the east side of town between Hicks and Bruton Streets and the other on the west side of town below Mill Street, and the town dump located north of the town limits across the railroad from U. S. 220.

Efforts are underway to replace the two offending sewage treatment plants. A county-wide cooperative sanitary landfill